

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R49142

15/110

Property Information

property address: 1313 S COLLEGE AVE
legal description: WINTER, BLOCK 4, LOT 2 (PT OF)
owner name/address: PONCE, VIRGIL

301 FRONTIER DR
BRYAN, TX 77803-3825

full business name: 1313 → Camana's Night Club, 1315 → Mi Pueblito Ponces

land use category: Comm-Retail type of business: Night Club & Rest

current zoning: SC-B occupancy status: Occup

lot area (square feet): 16479 frontage along Texas Avenue (feet): NA

lot depth (feet): 140 sq. footage of building: 2622

property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards
NO NO 120

Improvements

of buildings: 1 building height (feet): 15 # of stories: 1

type of buildings (specify): brick

building/site condition: 5

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) side

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: electric

overall condition (specify): _____

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 20

lot type: ☐ asphalt ☒ concrete ☐ other _____

space sizes: 10x15 sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: _____

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

